



(Hinkletown/Ephrata Area)



PUBLIC AUCTION

**STONE RANCHER * 3-BEDROOMS * 1-CAR GARAGE
.44 ACRE LOT * NICE LEVEL BACKYARD * NEW ROOF**

TUESDAY, JULY 19, 2022 @ 7:00 PM



STONE RANCHER



LEVEL BACKYARD



BEAUTIFUL BIRCH KITCHEN

Located at 1152 Division Hwy. Ephrata Pa. 17522

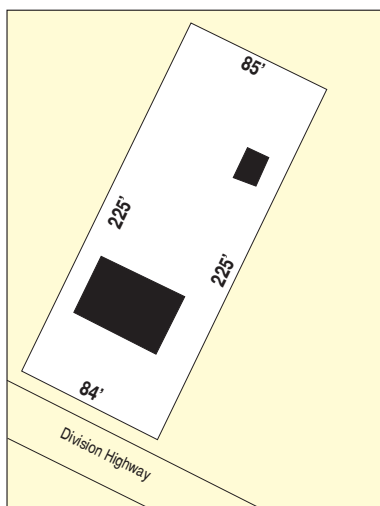
DIRECTIONS: From Rt. 322 & Rt. 222 intersection, travel East on Rt. 322 for 1/3 mile to property on left.

REAL ESTATE DETAILS: A very clean 3 bedroom Stone Rancher on a level .44 acre lot w/ a very nice backyard overlooking farmland. House was built in 1952 and has approx. 1,252 sq. ft. on main level plus basement; features a 13'x 10' eat-in kitchen w/ beautiful Birch wood cabinetry, all appliances, charming corner sink window; dining room (or recreation room) w/ built-in cabinet & large front window; inviting 16'x 14' front living room w/ stone wood burning fireplace & large Bay style front window; 12'x 12' primary bedroom w/ closet; bedroom #2 is 11'x 10' w/ closet; bedroom #3 is 11'x 10' w/ closet; full bathroom w/ tub shower; 1-car attached garage. Semi-finished basement has 29'x 11' recreation room; 29'x 13' work area w/ laundry hook-up, sink, & cabinet storage; unfinished storage room; public sewer; private well; water softener; oil fired warm air heat; new roof in 2022; updated windows; Ephrata Twp. & School District; rear 16'x 12' storage shed made from concrete blocks; total taxes approx. \$3,258.

OPEN HOUSE DATES: Saturdays, July 9 & 16, from 1-3 PM. Call/Text Auctioneer 717-587-8906.

REAL ESTATE TERM: 10% down payment the day of auction, balance in 60 days or before. This auction is held under the terms prepared by Attorney Anthony Kilkuskie 717-738-2431.

Please find our website www.martinandrutt.com or Facebook or Instagram



AUCTION BY:
MARTIN & RUTT AUCTIONEERS
AY2189
John J Rutt II (717) 587-8906
Michael J. Martin (717) 371-3333



AUCTION FOR:
LYNN & JOHAN SPOTTS
GLENN & NANCY WEIST